

# \$599,800 - 180 Valley Ridge Heights Nw, Calgary

MLS® #A2254188

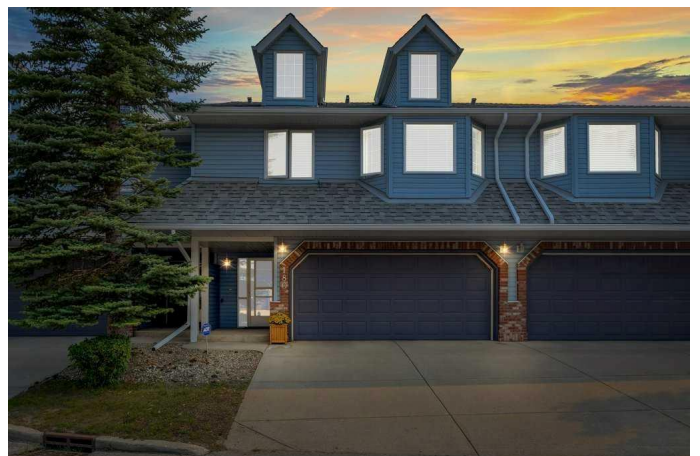
**\$599,800**

3 Bedroom, 3.00 Bathroom, 1,990 sqft

Residential on 0.06 Acres

Valley Ridge, Calgary, Alberta

Welcome to Valley Ridge! This beautifully maintained 3-bedroom, 3-bathroom home is nestled in the highly desirable Highlands of Valley Ridge complex, offering the perfect blend of condo living and a vibrant, welcoming community. Upon entering, you're greeted by a spacious and comfortable main level featuring a family room, living room, and a full 4-piece bathroom. Step outside to your private patio, ideal for relaxing or tending to a charming corner flower garden. The upper level serves as the heart of the home, showcasing an open-concept layout designed for effortless entertaining. The kitchen is thoughtfully arranged with ample cabinetry, generous counter space, a corner pantry, and a large island perfect for casual meals or quick breakfasts. Adjacent to the kitchen, the dining area is bathed in natural light from expansive windows and patio doors that lead to a large deck shaded by mature trees. The living room is warm and inviting, anchored by a corner gas fireplace with a mantle. The primary bedroom is generously sized to accommodate king-sized furniture and features a walk-in closet and a private 3-piece ensuite. The second bedroom is also spacious and conveniently located next to another full 4-piece bathroom. A hallway closet and in-suite washer and dryer add to the home's functionality. Beyond the home itself, Valley Ridge is a thriving community with an active association that hosts events throughout the year, including Music in the Garden, Yoga in



the Park, and a Community Garden. Residents enjoy access to numerous parks and trails, along with quick connections to Stoney Trail, downtown Calgary, and both the northern and southern parts of the city. Plus, the mountains are just a scenic 45-minute drive away. Don't miss your chance to experience this exceptional home and community—schedule your private tour today!

Built in 1998

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2254188      |
| Price          | \$599,800     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,990         |
| Acres          | 0.06          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 180 Valley Ridge Heights Nw |
| Subdivision | Valley Ridge                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B 5T3                     |

**Amenities**

|                |                            |
|----------------|----------------------------|
| Amenities      | Visitor Parking, Clubhouse |
| Parking Spaces | 4                          |
| Parking        | Double Garage Attached     |
| # of Garages   | 2                          |

## Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garburator                                                          |
| Heating           | Forced Air                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                     |
| Fireplaces        | Gas, Glass Doors, Living Room, Mantle                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                                                                                                              |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden                                                               |
| Lot Description   | Landscaped, Rectangular Lot, Close to Clubhouse, Garden, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Brick, Vinyl Siding                                                           |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 52                  |
| Zoning         | M-CG d40            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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